

**Proposed Final Development Plan
for PD #83 at
1599 Central Parkway
in West End**

Public Staff Conference
October 28, 2025

WELCOME AND HOUSEKEEPING

1. Welcome & Housekeeping

2. Brief Presentation and Summary

3. Question & Answer

- Please save all questions/comments until Q&A.
- Please remain ***muted***.
- Please use **“raise hand”** function in Zoom if you would like to provide comments/questions (unless it has been answered already).
- Use the chat bar for tech-related issues or questions only.
- ***Please be respectful*** of everyone’s time and opinions.

PURPOSE OF PUBLIC STAFF CONFERENCE

This is a public meeting to discuss the proposed final development plan to allow for staff to obtain feedback about the project.

- City staff is here to facilitate the meeting and answer any process related questions.
- The applicant team is here to answer any project related questions.
- **No decisions are made at this meeting.**



Proposed Final
Development Plan
for PD-83

TQL Stadium



Planned Developments

Purpose:

- 1) Allow for **more efficient and economic development** of property than what base zoning districts allow
- 2) Ensure **orderly and thorough review processes**
- 3) Encourage **creativity** in developments
- 4) Encourage common **open space**
- 5) Encourage the **coordinated development** of properties

Planned Developments

Two-Step Approval:

1) **Concept Plan and Development Program Statement**

Describes the proposed land uses and development regulations for the PD district.

Needs approval from City Council.

2) **Final Development Plan**

Must substantially adhere to the approved Concept Plan. Otherwise, a Major Amendment will be required.

Needs approval from City Planning Commission.

APPROVED CONCEPT PLAN (2023)



PLANNED DEVELOPMENT KEYNOTES

- PROPERTY LINE
- ▭ ADJACENT PARCEL OUTSIDE DEVELOPMENT
- ▭ ADJACENT BUILDING OUTSIDE DEVELOPMENT
- ▨ PREVIOUSLY APPROVED BUILDINGS, PARCELS, AND DEVELOPMENT SITES WITHIN EXISTING PD-83 AND PD-83 AMENDMENTS
- ▭ CONCEPT PROPOSED DEVELOPMENT BUILDINGS
- ▭ FUTURE DEVELOPMENT PHASE (TEMPORARY PARKING UNTIL 12/10/2023)
- ▭ EXISTING BUILDINGS TO BE DEMOLISHED
- ▨ PROPOSED R.O.W IMPROVEMENTS (PAVING/LANDSCAPE)

Set Development Parameters

- Potential uses
- Maximum square footage per use
- Setbacks
- Maximum building height

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TQL STADIUM
(EXISTING)

WEST GARAGE
(EXISTING)

CENTRAL AVENUE

LIBERTY STREET

CENTRAL PARKWAY

T2

TOWER 2

13 STORIES
*HEIGHT NOT TO EXCEED 177' - 3"

T1

TOWER 1

13 STORIES
*HEIGHT NOT TO EXCEED 168' - 4"

TQL STADIUM

WEST GARAGE
(EXISTING)

Tower 2

Entertainment Venue, Hotel,
Condominiums

Tower 1

Retail/Restaurant, Office,
Multi-Family Rental Apartments

CENTRAL AVENUE

CENTRAL PARKWAY

LIBERTY STREET

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- ▨ FUTURE DEVELOPMENT PHASE
- ▨ PROPOSED R.O.W IMPROVEMENTS (PAVING/LANDSCAPE)

PARKING KEY

- ▨ EXISTING PARKING
- ▨ PROPOSED PARKING

PARKING TOTALS

EXISTING WEST END GARAGE: 836 SPACES

EXISTING TQL STADIUM EAST GARAGE: 396 SPACES

PROPOSED SURFACE PARKING: 197 SPACES

TOTAL SITE PARKING TOTALS: 1,429 SPACES

PARKING DIVISION

DEDICATED RESIDENTIAL: 138 SPACES

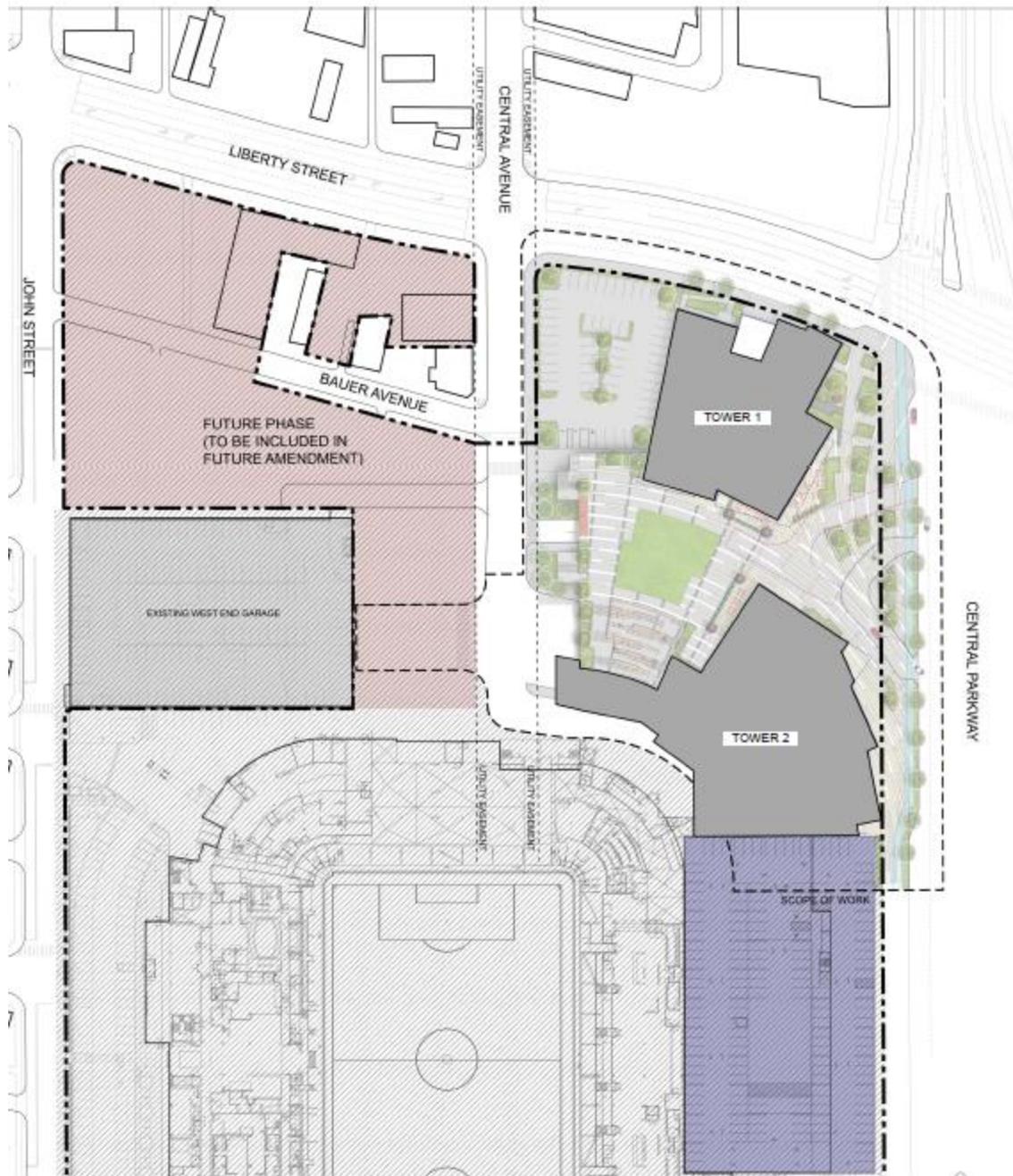
DEDICATED PUBLIC PARKING: 59 SPACES

RETAIL/PUBLIC PARKING: USE OF EXISTING WEST END GARAGE, TQL STADIUM EAST GARAGE, AND PROPOSED SURFACE PARKING

HOTEL AND HOTEL VALET: USE OF EXISTING WEST END GARAGE, AND TQL STADIUM EAST GARAGE, AND PROPOSED SURFACE PARKING

PERFORMANCE VENUE: USE OF EXISTING WEST END GARAGE, TQL STADIUM EAST GARAGE, AND PROPOSED SURFACE PARKING



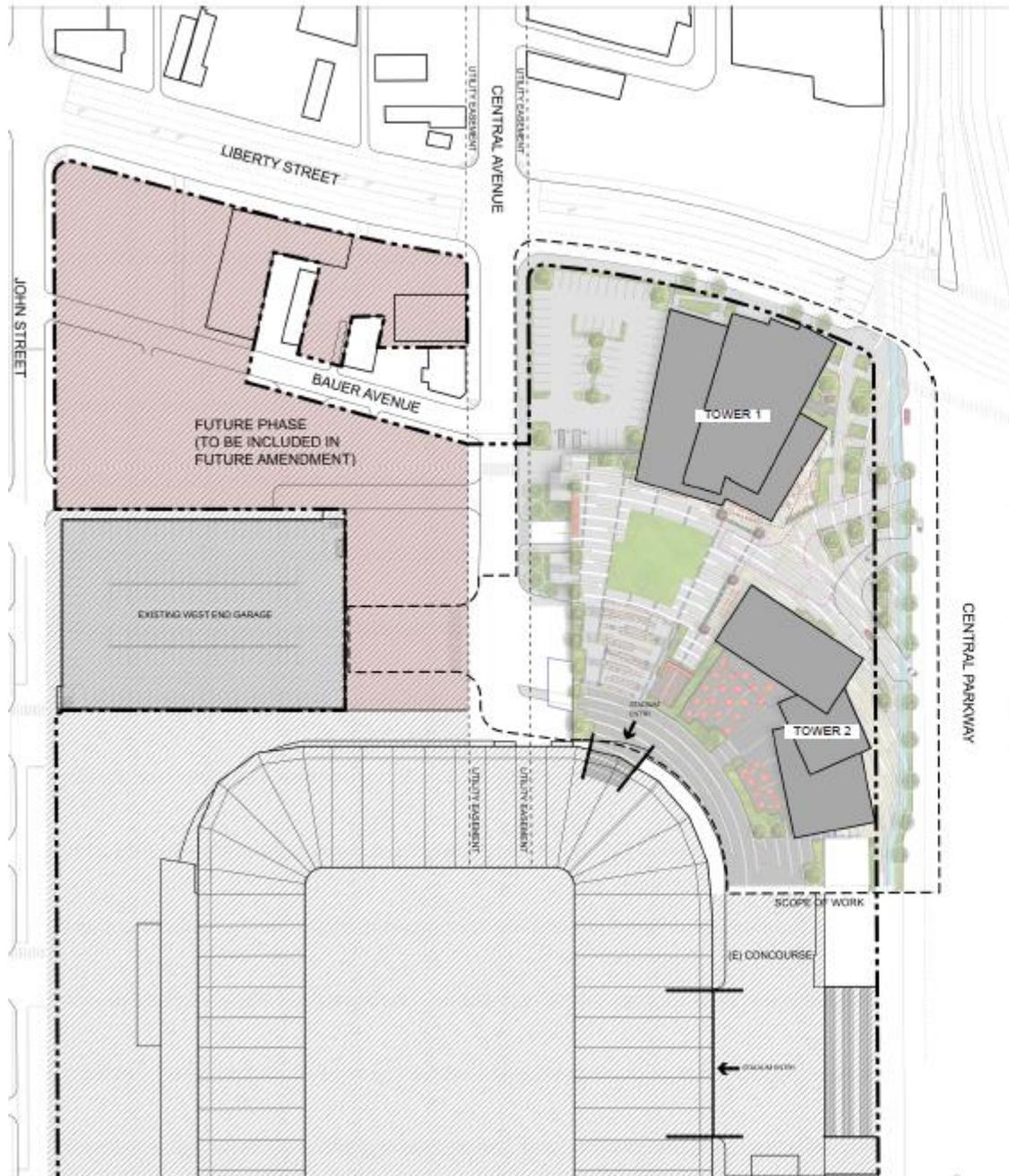


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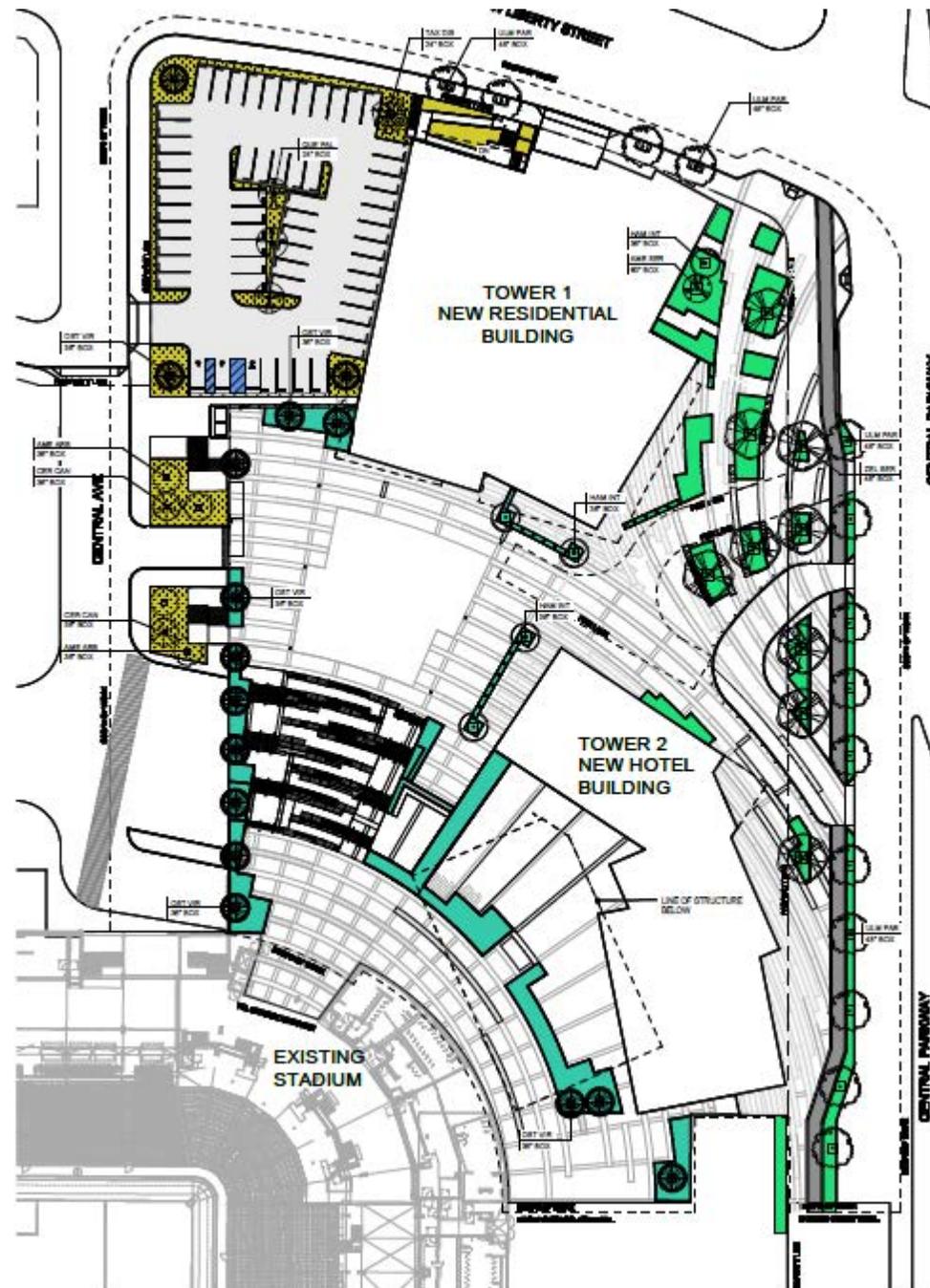
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PLANT SCHEDULE



MIX 101 - PRAIRIE ENTRY PLAZA MIX

- 10% ACCENT SHRUBS
- 10% LOW SHRUBS
- 60% NATIVE PRAIRIE GRASS
- 20% PERENNIALS

Accent shrubs: 15 gallons 36" height min. and spaced 48" O.C.
Hamamelis virginiana - Witch Hazel
Lindera benzoin - Spicebush

Low shrubs: 5 gallons and spaced 36" O.C.
calamintha nepeta 'montrose white' - Calamint

Native Prairie Grasses: 1 gallon and spaced 18" O.C.
Schizachyrium scoparium - Little Bluestem
Sorghastrum nutans - Indian Grass
Sporobolus heterolepis - Prairie Dropseed

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Sporobolus heterolepis - Prairie Dropseed
Bouteloua curtipendula - Sideoats Grama
Panicum virgatum 'Northwind' - Northwind Switchgrass
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Panicum virgatum 'Northwind' - Northwind Switchgrass



MIX 102 - CONCOURSE AND COMMONS WOODLAND MIX

- 25% ACCENT SHRUB
- 50% LOW SHRUBS
- 25% PERENNIALS

Accent shrubs: 15 gallons 36" height min and spaced 48" O.C.
Hydrangea quercifolia - Oakleaf Hydrangea
Hamamelis virginiana - Witch Hazel
Lindera benzoin - Spicebush
Rhododendron spp. - Azalea

Low shrubs: all size 5 gallons and spaced 36" O.C
Juniperus communis - Common Juniper
Itea virginica - Virginia Sweetspire
Ilex verticillata - Winterberry Holly
Caryopteris x glandonensis - Bluebeard
Perovskia atriplicifolia - Russian Sage

Perennials: all size 1 gallon and spaced 12" O.C
Pachysandra procumbens - Allegheny Spurge
Symphoricarpos novae-angliae - New England Aster
Echinacea purpurea - Purple Coneflower
Asclepias tuberosa - Butterfly Milkweed
Salvia nemorosa - Purple Salvia
Rudbeckia hirta - Black-eyed Susan

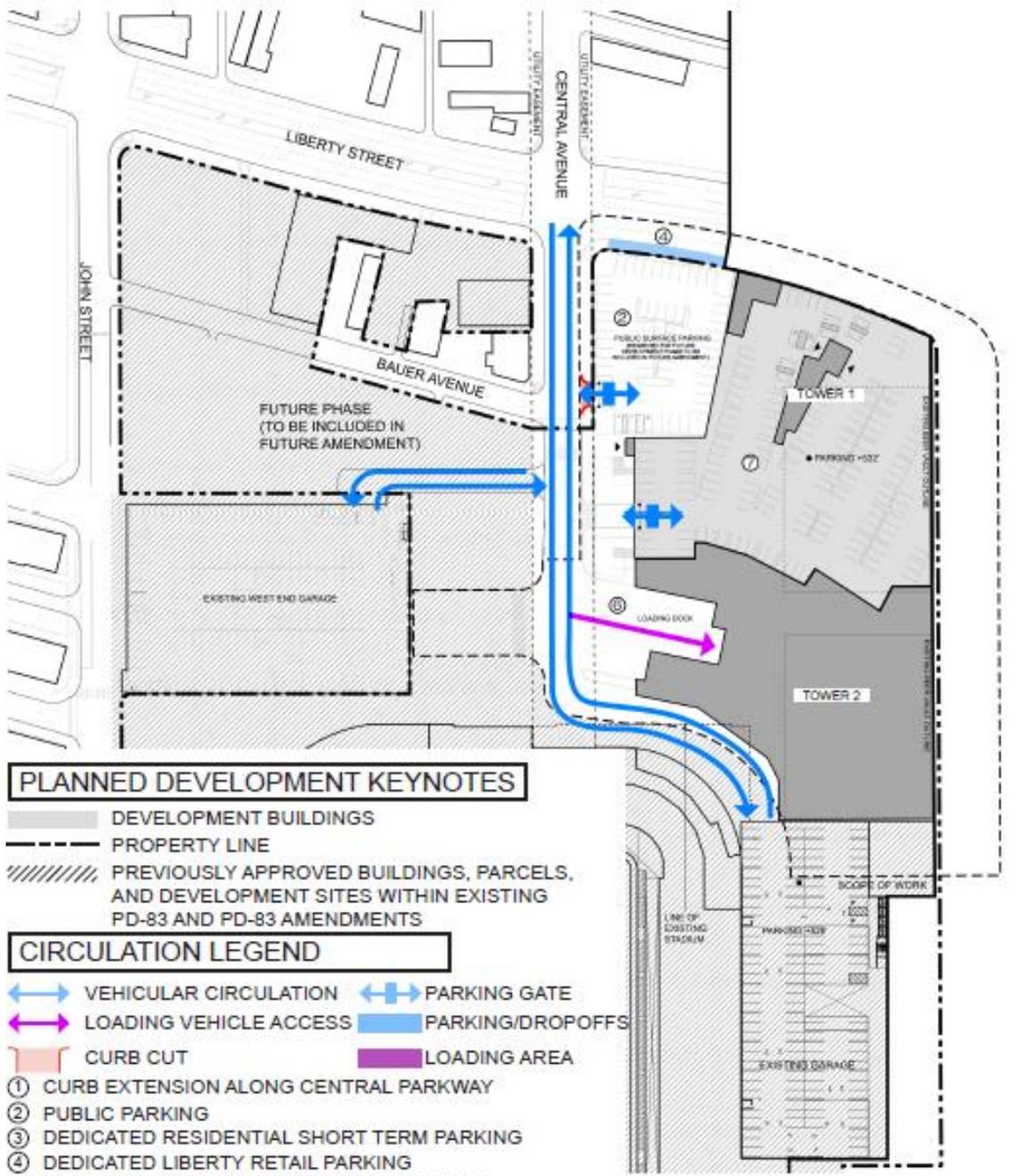


MIX 102 - WEST END MIX

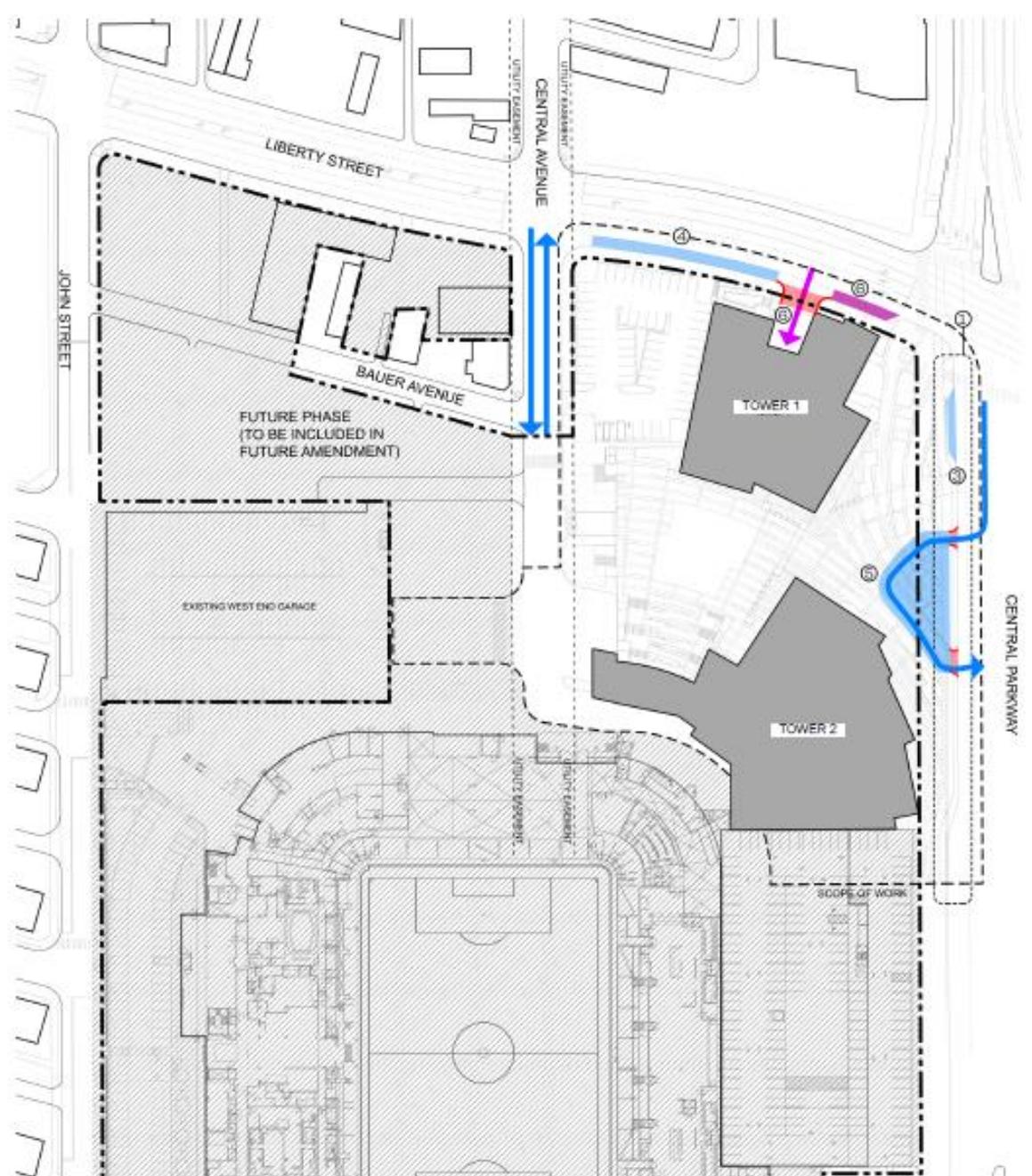
- 85% LOW SHRUBS
- 15% PERENNIALS

Low shrubs: all size 1 gallons and spaced 36" O.C.
calamintha nepeta 'Montrose White' - Montrose White Calamint
Rhus aromatica - 'Gro-Low' Gro-Low Fragrant Sumac

Perennials: all size 1 gallon and spaced 12" O.C.
Achillea millefolium 'Little Moonshine' Dwarf Yarrow
Heuchera villosa 'Autumn Bride' Autumn Bride Coral Bells



PARKING AND LOADING LEVEL (EL. +532')



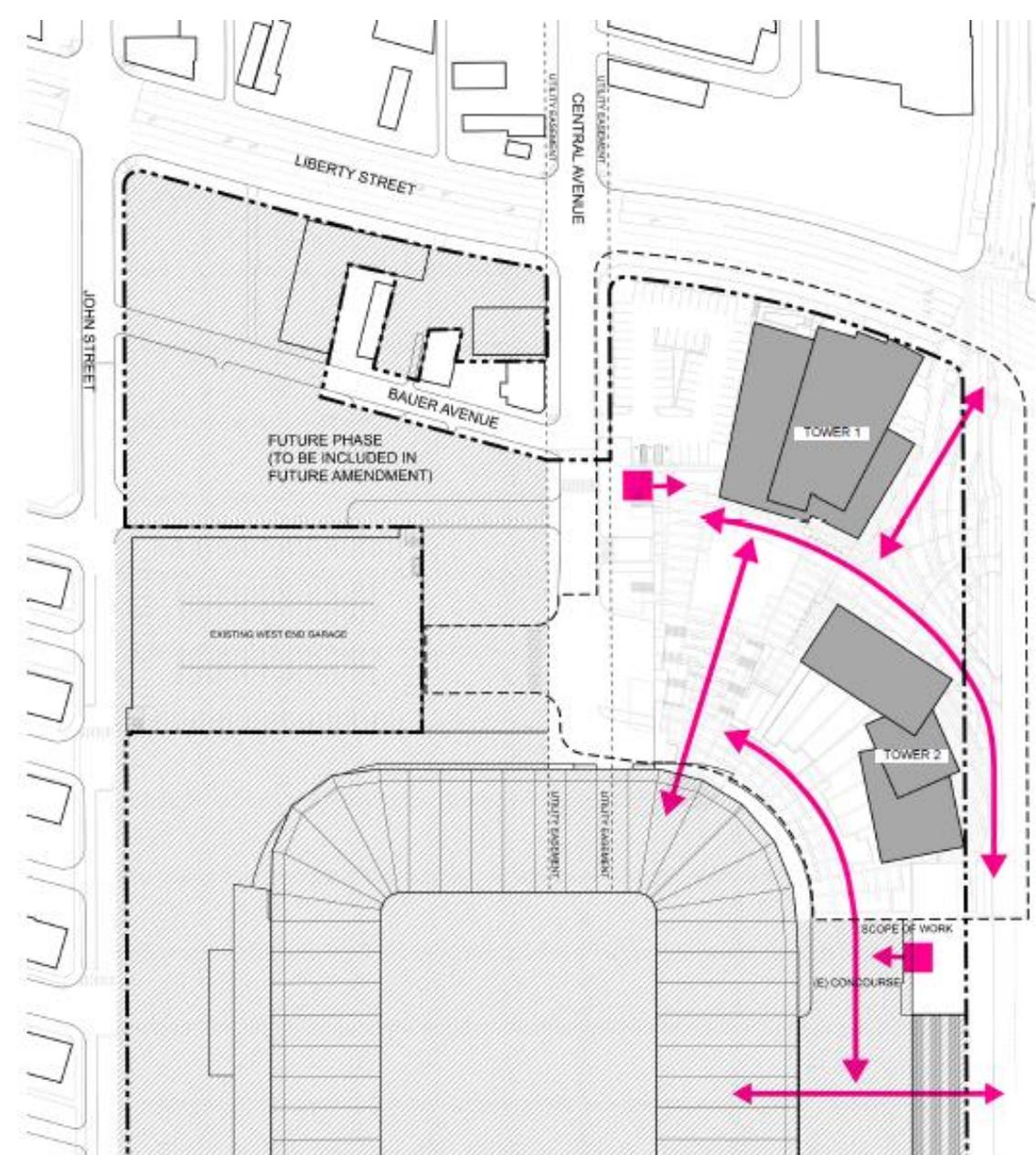
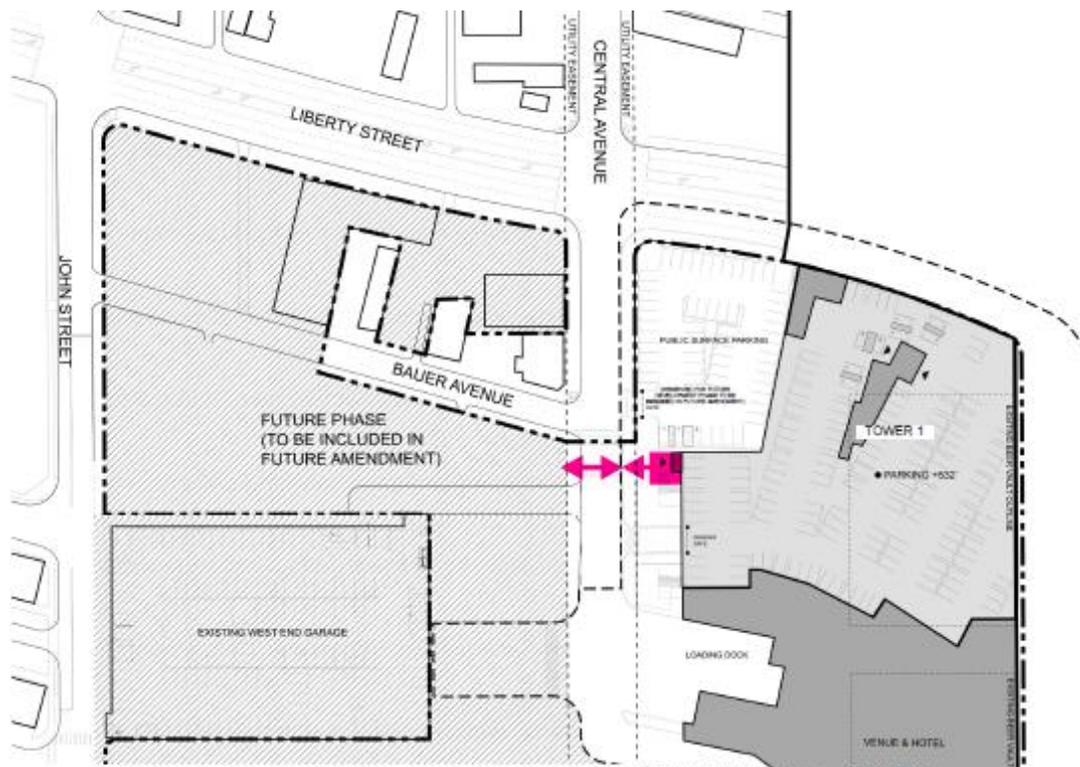
PLAZA LEVEL (EL. +545')

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CIRCULATION LEGEND

- VEHICULAR CIRCULATION
- LOADING VEHICLE ACCESS
- CURB CUT
- PARKING GATE
- PARKING/DROPOFFS
- LOADING AREA
- ① CURB EXTENSION ALONG CENTRAL PARKWAY
- ② PUBLIC PARKING
- ③ DEDICATED RESIDENTIAL SHORT TERM PARKING
- ④ DEDICATED LIBERTY RETAIL PARKING
- ⑤ DEDICATED HOTEL AND DISTRICT DROP OFF
- ⑥ DEDICATED LOADING ONLY
- ⑥ DEDICATED COVERED RESIDENTIAL PARKING



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CIRCULATION LEGEND

- PUBLIC ELEVATOR AND STAIR ACCESS
- PEDESTRIAN CIRCULATION

PARKING AND LOADING LEVEL (EL +532')

SITE PLAN - ROOF LEVEL



STADIUM ENTRANCE PLAZA



CENTRAL PARKWAY AND WADE STREET



CENTRAL PARKWAY AND LIBERTY STREET



LIBERTY STREET AND CENTRAL AVENUE

PROCESS TIMELINE

- **Public Staff Conference:**
 - *October 28, 2025*
- **City Planning Commission**
 - *Tentatively November 21, 2025*

- Use **“raise hand”** function if you would like to speak and provide comments/questions.
- If you’re just hear to listen, no problem at all!
 - PPT will be posted to website.
 - Correspondence received will be included in staff report at the time of the future public hearing.
- Do not use the chat bar for project-related questions (tech issues only).

CONTACT

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[www.cincinnati-oh.gov/
planning/projects/active](http://www.cincinnati-oh.gov/planning/projects/active)